



Planning Commission Meeting Agenda

Tuesday, May 25, 2021 at 4:30 PM
WebEx

The following link may be used to view the meeting live:

Citizens who wish to speak at designated times during the meeting may indicate so by using the option to "raise their hand" and they will be called upon at the appropriate time.

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVE MEETING AGENDA

CHAIRMAN'S COMMENTS / COMMISSION MEMBER COMMENTS

CITIZEN'S COMMENTS

ADOPTION OF MINUTES

1. Review and Adopt the Meeting Minutes from the March 8, 2021 Meeting

CONSENT ITEMS

PUBLIC HEARINGS / MEETINGS

DISCUSSION / ACTION ITEMS

2. Review, Discuss, and Adopt the 2020 Annual Planning Commission Report.

BRIEFINGS

CITY PLANNER'S REPORT

None

ADJOURN

Municipal Planning and Zoning Commission

Virtual Zoom Meeting

March 8, 2021

The regular meeting of the Municipal Planning and Zoning Commission for the City of Cumberland, Maryland, was held on Monday, March 8, 2021, via a virtual zoom meeting at 4:15 p.m. at City Hall. Members present were Chairman Ben Wolters, Vice Chairman John Jacobs, Mr. Vic Rezendes, and Mr. Aaron Henderickson.

Others attending the meeting were Ms. Morgan Alban, Engineering, and Mrs. Debbie Helmstetter, Codes Technician.

PLEDGE OF ALLEGIANCE

No pledge was done.

MEETING AGENDA:

Agenda was approved as presented. All members were in favor.

ADOPTION OF MINUTES:

Mr. Vic Rezendes made the motion to approve the minutes for the February 8, 2021 as presented. The motion was seconded Mr. John Jacobs. All members were in favor; motion approved.

CHAIRMAN COMMENTS

No Comments.

DISCUSSION/ACTION ITEMS:

- Review updates to the Cumberland Planning Commission By-Laws:
 1. References to the Maryland Antedated Codes they have not been updated since 2012, therefore; Ms. Alban updated the code references.
 2. Added a section under attendance, Ms. Alban just throw in a little blurb concerning attendance by virtual format such as Zoom or Cisco Web-ex. She feels this will be the norm for a while; so just in case she wanted to throw something in the by-laws.
- Ms. Alban stated to accommodate Vic Rezendes we would like to change the meeting date to the fourth Monday of every month at 4:30. Ms. Alban has updated the schedule

to reflect this change. The change does not infer with any holidays. All members were fine with the change.

- The Commission is requesting Ms. Alban to add a section in the by-laws to reflect the length of term for the officers. They want this section to be defined and spelled out as much as possible. According to our website (under Municipal Planning Commission – Members) it defines the length of membership which is every five years, but staggered.

Vic Rezendes made the motion to approve changes/updates to the Articles and schedule as of today. Mr. Hendrickson seconds the motion. All members are in favor. Motion approved.

- Mr. Rezendes stated the last Strategic Plan, that was put together, is about to expire and we are supposed to review them every five (5) years.
- Ms. Alban said according to Dave Umling the 2013 Comprehensive Plan should only come into play when or if the Planning Commission feels the need for a change.

CITY PLANNERS REPORT

No Report.

ADJOURNMENT

Motion was made by Vice Chairman John Jacobs to close the virtual zoom meeting. All members were in favor. Meeting adjourned.

Respectfully,

Mr. Aaron Hendrickson, Secretary
March 12, 2021



REPORT OF THE CUMBERLAND PLANNING COMMISSION

CY2020: January 1 – December 31, 2020

Adopted by the Cumberland Planning Commission on May 25, 2021

I. Introduction

The Land Use Articles of the Annotated Code of Maryland (formerly known as Article 66B) requires that every local Planning Commission prepare an Annual Report to assess development activity and public facility changes over the past year and assess their consistency with adopted plans for the local government, adjoining local governments, and state agencies that provide funding assistance for the City’s public facility improvements. The reporting requirements were expanded in 2009 by the Maryland General Assembly to include requirements for local governments to establish a specific percentage goal to increase the percentage of new development located within the local government’s Priority Funding Area and to report on a series of “performance measures” to demonstrate the community’s progress in concentrating growth and development. An additional legislative change adopted in 2014 requires that a report on the implementation status of adopted Comprehensive Plan initiatives to be included in an annual report not more than five years after adoption or update, which would be the 2018 Annual Report for the 2013 Comprehensive Plan. These new requirements are all codified in the Land Use Article. The new Law exempts municipalities from the additional (2009) reporting requirements where all of the land in the municipality is located within a Priority Funding Area and where the municipality issues fewer than 50 building permits for “new residential units” in the reporting year. According to the 2010 determination by the Maryland Department of Planning, eligibility for this reporting exemption is based on the actual number of permits issued regardless of the number of dwelling units that were permitted by each permit.

In Cumberland, all of the City’s area is located within a Priority Funding Area. Consequently, the City is not required to establish a specific percentage goal to increase the percentage of new development located within the City’s Priority Funding Area, in accordance with The Land Use Articles. In regard to the second reporting exemption criterion, the City issued 2 building permits for new residential units in 2020. Therefore, the City is exempt from the additional reporting requirements added to the Land Use Articles of the Annotated Code of Maryland in 2009.

Once prepared by the Planning Commission, the report and its recommendations must be filed with and presented to the local Legislative Body, which may direct actions necessary “to ensure the coordination of a viable planning and development process.” Maryland Law also requires that the Annual Report be made available for public inspection, and that a copy must be mailed to the Secretary of the Department of Planning. This report shall fulfill the aforementioned Annual Report requirements for the City of Cumberland.

II. Development Activity

A. Construction & Occupancy Permits

To evaluate construction activity during 2020, staff reviewed all building, demolition, and occupancy permits issued over the calendar year. Permits issued for minor alterations, outbuildings (such as storage sheds or garages in support of an existing primary use structure), building additions (that did not result in new residential units or independent business spaces), and repairs were ignored in the analysis. Only building and occupancy permits that resulted in the construction of new residential units or nonresidential units were included in the inventory. These permits represent development activity that added new capacity to the City, rather than building renovations and minor additions or changes in use from one commercial use to another.

When evaluating permit data, it is important to understand that a considerable time lag can occur between the issuance of a building permit to begin construction and an occupancy permit to occupy a completed building. This time lag can range from six months for a typical single family home when work begins at the start of the seasonal construction period to several years for a major project that is built in phases or is delayed by unanticipated site conditions, financing interruptions, or difficulties securing building supplies and/or unfavorable weather interruptions. Consequently, only a small number of the occupancy permits issued in any given fiscal year may be for buildings that received a building permit in the same fiscal year.

A tally of the 2020 permits that fall within these criteria shows that the City issued 2 building permits for new residential construction. This is an increase of 1 building permit from the 2019 count, and is generally reflective of the varying low totals from the earlier years, where only 2 permits were issued in 2018, 1 permit was issued in 2017, 4 permits were issued in 2016, and 4 permits were issued in 2015. Prior to 2014, most of the building permits issued in Cumberland were for homes built in large-scale residential projects approved for construction prior to and during the 2007-2010 economic recession, the effects from which lingered in Cumberland after the recession had ended in other areas of the state. For example, in 2014, 8 out of the 10 building permits issued in that year were for homes built in the Cornerstone Hill project off James Day Drive, which has now achieved build-out. Only 2 of the new residential building permits that were issued in 2014 were for individual infill lots. All four residential permits issued in 2016 were for new single family dwellings on individual existing lots of record. Consequently, the construction of new single family dwelling units on individual lots represents only a small number of the overall residential building permits issued for new dwelling units in any of the prior several years. Now that the backlog of individual dwelling units approved in the larger residential development projects (Cornerstone Hill, Klots Mill, Penn Avenue, etc.) have been completed, the city's residential building permit activity is and will remain limited to individual single family homes until new larger residential development projects are proposed and approved. Consequently, the total reported value of the new residential unit building permits

issued in 2020 was approximately \$443,000.00 (assuming the reported pre-construction value figures were accurate).

No building permits for multiple family dwellings were issued during 2020, 2019, 2018, 2017, or 2016. The lack of multifamily dwelling projects in recent years reflects a general saturation of the rental market resulting from a number of tax credit-subsidized projects that were permitted during the height of the recession (2007-2010). These subsidies were offered to stimulate apartment construction as a way to provide alternative affordable housing options for the growing number of homeowners displaced by foreclosure (due to sub-prime mortgage practices) during the recession. However, the recession-driven spike in foreclosures did not affect the Cumberland housing market to the same degree as other areas of the state because mortgage costs did not increase as rapidly as in other areas (relative to declining home values) and fewer homeowners in the local housing stock hold mortgages on their properties. Consequently, the sudden increase in apartment construction in a housing market with lower overall population growth and fewer homeowner displacements contributed to greater saturation of the rental market. All of those previously permitted multi-family buildings had been constructed by the end of 2016.

These overall low permit figures continue to reflect the reduced level of development activity initially caused by the 2007 Economic Recession. Although the city appeared to experience a brief three-year recovery in residential building permit activity between 2009 and 2011, single family residential development activity has fluctuated at low levels over the past years. As already noted, this reversal can be attributed in large part to the continued absence of multi-family development projects that helped buoy residential construction activity between 2009 and 2011. The relatively high number of occupancy permits issued for new residential units in 2012 and prior years reflected the gradual build-out and occupancy of units in three large multi-family projects (the Cumberland Meadows apartment complex on Old Willowbrook Road, Cumberland Townhomes II on Pennsylvania Avenue, and the Cornerstone Hill project on James Day Drive) that were issued building permits during that earlier period.

The City's permit record also shows that a total of 35 residential demolition permits (removing a total of 32 residential dwelling units from the housing stock) were issued in 2020. These figures represent a continued high level of demolition activity over the past four years (21 residential demolitions removing 20 residential dwelling units in 2019, 64 residential demolition permits removing 62 dwelling units in 2018, 14 residential demolition permits removing 13 dwelling units in 2017, and 20 residential demolition permits removing 25 dwelling units in 2016). When the number of residential units demolished in 2020 (35) are subtracted from the number of new residential units permitted for construction during the year (2), and net commercial to residential conversions are considered (1), the City realized a net loss of 32 residential units. As long as the number of demolitions continues to exceed the number of new residential dwelling units constructed during each year, the overall pattern of housing stock decline is likely to persist. Close to 75% of the residential building demolitions for 2020 resulted from the Maryland

Avenue redevelopment project, which is being undertaken to convert a blighted residential neighborhood adjacent to I-68 into a new commercial development for the City.

The City also issued a total of 2 residential occupancy permits that resulted in an additional net gain of 3 residential dwelling units from the City’s housing stock. When the number of residential units gained or lost due to conversions of existing residential and commercial buildings is considered (+1 residential units), **the City’s overall housing stock experienced a decrease of 32 residential units in 2020.** This net decrease represents a significant increase from the loss of 21 residential units in 2019. Again, this decline can be expected to continue and grow until the city experiences some significant growth in residential subdivision and building permit activity.

Three building permits were issued in 2020 for new non-residential construction (as opposed to 1 in 2019, 0 in 2018, 1 in 2017, and 1 in 2016). The permits issued in 2020 were all for new commercial uses. The total value for new commercial construction in 2020 was \$2,750,000.00.

The maps and tables provided at the end of this report show the property locations of the permits that were issued in 2020. All development activity occurred within the City’s Priority Funding Area and in areas of the City that are currently served by adequate water and sewer.

B. Site Plans

There was one site plan submitted and approved in 2020. This site plan was for a Self-Storage Facility located on Offut Street. There was one major site plan submitted and approved in 2019 for the redevelopment of the Maryland Avenue corridor, also referred to as Cumberland Gateway. There were no major site plans submitted or approved in 2018, 2017, or 2016.

C. Subdivision Plats

There were no Subdivisions approved by the City in 2020. The City approved one new minor lot line adjustment in 2019 that created no new lots. There were no major subdivisions (creating five or more new lots) filed or approved in 2018, 2017, or 2016.

III. Regulatory Amendments & Annexations

The Planning Commission reports that two regulatory actions were completed during 2020. There were 2 Zoning Map Amendments initiated and completed in 2020. There was 1 Zoning Map Amendment completed in 2019, 1 in 2018, 1 in 2017, and 0 in 2016.

A. Comprehensive Plan Amendments

There were no comprehensive plan amendments in 2020, 2019, 2018, or 2017. One new comprehensive plan amendment was adopted in 2016. The Planning Commission initiated an

Economic Development Chapter Amendment to the 2013 Comprehensive Plan in 2015 that was eventually adopted by the Mayor and City Council in June 2016. The nature of the amendment was to summarize economic development policy changes resulting from the 2014 Strategic Economic Development Plan and to recognize that document as a stand-alone supplement to the 2013 Comprehensive Plan. The original 2013 Comprehensive Plan update was completed on December 17, 2013 with the adoption of the City-Wide Element, which was the second and final volume of the plan. The City-Wide Element addressed the local issues and needs raised in the Neighborhood Element (which was adopted in 2012), contained the city's long-range planning and development policies, and also addressed the legal planning requirements of the Land Use Article of the Annotated Code of Maryland.

B. Zoning Text Amendments

There were no Zoning Text Amendments completed in 2020. There was 1 Zoning Text Amendment initiated in both 2019 and 2018, ZTA-1208 and ZTA-1207, respectively. ZTA-1208 was an application to amend the City Code to add sections 25-501 for the purpose of regulating Small Cell Technology in public right-of-ways. This section provides guidelines, safety requirements, installation and inspection processes, and general provisions. ZMA-1208 was approved and adopted April 22, 2019. ZTA-1207 was related to the construction of communication towers and led to the amendment of Section 25-206 (g) of the City of Cumberland Zoning Ordinance and requested modifications of the setback requirements to be treated as Conditional Uses. ZTA-1207 was approved March 26, 2018. There was 1 Zoning Text Amendment initiated and approved in 2017, ZTA-1206, which resulted in an amendment to the Zoning Ordinance. This amendment modified Section 25-132 (Use Regulations Table) to classify Restaurants as "permitted uses" in Residential-Office Zoning Districts. Two minor Zoning Text Amendments were adopted by the Mayor & City Council in 2016. The first, ZTA 15-01 – Boardinghouses, was initiated in 2015 but not adopted until January 2016. This amendment reduced the number of rooms that may be created in a boardinghouse and changed the zoning districts within which they may be permitted. The second text amendment, ZTA 16-01 – Lighting Standards, adopted in December 2016, increased the amount of glare that may be created on prohibited residential uses permitted commercial developments within the city's commercial zoning districts.

C. Zoning Map Amendments

The City initiated and completed 2 Zoning Map Amendments in 2020, 2 in 2019, and 0 in 2018, 2017, and 2016. Both ZMA 20-01 and 20-02 were to correct unintended errors in the zoning designation of parcels in 2 areas of the City. ZMA 20-01 was to remove 26 parcels from the Canal Place Historic Preservation District that were incorrectly included in the Canal Place Historic Preservation Overlay Zone on the Official Zoning Map. ZMA 20-02 was to correct the zoning designation of 5 parcels that were intended to be included in the last comprehensive rezoning and be reverted to their original designation of Urban Residential, but had been

overlooked. ZMA-1205, initiated in 2019 for the rezoning of the old Allegany High School property but the application has since been withdrawn. ZMA-1204, approved in April 2019, was the petition to rezone 6 parcels due to a change in the neighborhood for the construction of a free-standing, single story, credit union building with a drive-thru and parking lot.

D. Subdivision Regulation Amendments

There were no Subdivision Regulation Amendments in 2020. There was one Subdivision Regulation Amendment adopted in both 2019 and 2018. Those applications were SR-78 and SR-77, respectively. Both applications were for lot line adjustments. There were no Subdivision Regulation Amendments in 2017 or 2016.

E. Annexations

No annexations were petitioned or adopted by the City in 2020, 2019, 2018, 2017, or 2016.

IV. Infrastructure Improvements/Extensions

A. Street Improvements

The City constructed no new public streets during 2020. All street improvements during the year involved surface restoration, reconstruction, and paving of existing streets.

Comprehensive patching work was continued in 2020 with financial assistance from Federal, State, and City resources on all or portions of 29 city streets including Alley #88, Avirett Avenue, Baltimore Street, Bopp Avenue, East Street, Edgevale Avenue, Executive Drive, Forest Lane, S. George Street, Greene Street, Harrison Street, Highland Avenue, Hilltop Drive, Hunt Terrace, Judicial Way, Lee Street, Legislative Loop, Parkview Avenue, Piedmont Avenue, E. Reynolds Street, Salem Street, Shades Lane, Smallwood Street, South Street, Third Street, Trost Avenue, Union Street, Walnut Place, and Owega Avenue. This patching work is intended to temporarily stabilize the travel surface until such time as funding can be committed to a more extensive street rehabilitation and resurfacing project.

The City hired engineering/planning consultants for the replacement of the Cumberland Street, Baltimore Street, Fayette Street, and Washington Street bridges. These projects were initiated in 2018. At the time of this report, the Cumberland Street and Baltimore Street bridges are in the design phases, whereas the Fayette Street and Washington Street bridge replacements are still in the planning phases. The Washington Street bridge remains closed with pending negotiations with CSX and the Fayette Street bridge has been opened for one lane of traffic. In 2016, the Engineering Department initiated design and cost estimate work for repairs to the McMullen Bridge as well. The project was on hold while the other bridge repair projects had taken

precedence. At the time of this report, the McMullen bridge repair project is expected to move forward in FY 21 with the aid of State Funds.

The City has also moved forward with the Baltimore Street Access Improvement project. This project is intended to reopen and improve Baltimore Street, which is currently configured as a pedestrian mall, to vehicular traffic while maintaining elements of the mall. The City's Engineering department is working closely with EADS, MDOT SHA, and Cochrane Studios to ensure that that changes to the project comply with State and Federal Funding requirements. At the time of this report, major renovations have been pushed back to 2022.

The city is also working to solicit an engineering/planning study, which is being funded by the Cumberland Area MPO, for a federal grant to undertake major redevelopment of the Greene Street corridor, which will encompass a full rehabilitation of the street, sidewalk (including ADA crossings), and streetscape improvements. At the time of this report, a Design Report from Alta Planning & Design was submitted and presented to the Mayor and City Council; however the plan to start work on securing Construction Funding Applications has been delayed due to the Baltimore Street project, which would have been competing for the same funds. This project will be a priority in the future.

In late 2020, the City wrapped up the Mechanic Street Access Road Improvement project. Initiated in 2014, this project entailed repaving and ADA ramp improvements to the section of Mechanic Street from I-68 to Bedford Street. This included improvements to the block of Bedford Street from N. Centre to N. Mechanic Street and Baltimore Street to the bridge. At the time of this report, paving is complete and the reconstruction of the non-compliant ADA ramps has been completed.

The City Engineering department also completed ADA improvements around the Gordon-Roberts house, a historic house museum, owned by the Allegany County Historical Society. This project consisted of the construction of an ADA compliant parking space and the resetting of the brick sidewalk adjacent to the parking lot. These repairs were completed in late 2020.

The City completed pavement repairs along South Street and made ADA and sidewalk improvements. In coordination with Belt Paving, permanent trench repairs were made and the western half of the street has been milled and overlaid.

Additionally, the City initiated ADA improvements on Queen City Drive, as part of the CDBG 5-year plan. This project will include upgrading sidewalks for ADA compliance along Queen City Drive at the corners of Bedford and Frederick Streets, below the McMullen Bridge. Bid specifications are being prepared and should be put to bid around March 2021.

B. Water Extensions/Improvements

One new waterline replacement project was undertaken in 2020 to replace the waterline along South Street from Oldtown Road to Industrial Blvd. Planning for the project began in the late spring of 2020, work began in August, and the project was completed in September. The waterline replacement project consisted of the installation of 3000 feet of an 8” waterline with 90 house service taps and the installation of 8 new fire hydrants. This was followed by repaving as mentioned in the Street Improvements section of this report. No new waterline extensions were undertaken in 2019 or 2018. Two major waterline improvements were undertaken in 2017. These projects consisted of the replacement of the 12” waterline at the Route 51 Bridge and the replacement of the Decatur Street 24’ cross-town water main. There was also one major waterline improvement undertaken in 2016, which consisted of the 12” waterline along Willowbrook Road. At the time of this report, all of these projects are complete.

The City also continued several (routine maintenance) waterline replacements since 2016 to upgrade aging lines – most significantly in the downtown core along Baltimore and Mechanic Streets. None of these replacement projects have added any new capacity to the system, but are part of the City’s ongoing efforts to target lines that may be in danger of failing.

C. Sewer Extensions/Improvements

There were no major sewer line extensions or improvements initiated in 2020, 2019, 2017, or 2017. One major sewer line project was initiated in 2016. This project consisted of the construction of the 78” parallel pipeline from Mill Race to the CSO discharge point. At the time of this report, the design work is nearly complete, as City staff works on property acquisition. The City continued its work to expand storm water storage capacity as part of the Combined Sewer Overflow project, initiated in 2010, (which involved the planned addition of a storage and handling facility at the City’s Wastewater Treatment Plant). At the end of 2020, final completion was expected by February 2021. At the time of this report, the project has been completed. In other efforts to expand Combined Sewer Overflow, the replacement of the CSO line connecting Evitts Creek Pump Station that parallels the Canal Towpath is still in the design phase. This project has been complicated because of the location of the sewer lines deep under the CSX Yards. City staff has been working with consultants at WRA, LLP, who have developed a preliminary schedule for the project and is working with CSX to obtain a Right of Entry permit.

D. Other Public Facility Improvements

There were no other significant public facility improvement efforts initiated in 2020, 2019, or 2018. The lion’s share of the City’s other public facility improvements undertaken in 2016 were related to public recreation. Several deteriorating road surfaces in Constitution Park were patched and paved. Additional efforts to make Bike Lane Improvements on Mechanic, Centre, Frederick, and Bedford Streets were initiated in 2012 and 2013, respectively. These improvements were completed in 2018.

V. Consistency Assessment

A. Consistency between Infrastructure Improvements & Development Activity

All of the development activity that was permitted and undertaken during 2020 occurred within the City’s Priority Funding Area and in areas where adequate infrastructure capacity was determined to exist. All development activity also occurred within areas designated as Septic System Tier 1 (served by municipal sewer) on the City’s adopted SB 236 Septic System Tier Map. This map appears in the appendix of the City’s 2013 Comprehensive Plan.

Overall residential development activity during the year resulted in a net decrease of 32 units, which was a slight increase from the net loss of 21 units in the previous year (2019). Only 2 building permits for new residential units were issued in 2020. The lack of any new major or minor subdivisions over the past few years suggests that the City can expect few residential building permits to be issued in outlying years. Three new commercial building permits were issued in 2020, but all located outside the central business district.

B. Consistency with Adopted Plans

All development activity permitted in 2020 occurred in areas of the City where such activity was permitted by current zoning. These developments were approved as consistent with the 2013 Comprehensive Plan (conceptual future land use map), and were located within the City’s Priority Funding Area. As part of the adopted 2013 Comprehensive Plan, the City established a desired population growth rate of up to 15% over a twenty-year planning horizon. The potential population impacts from development activity approved and permitted within the City would not exceed that rate of growth.

The City’s major infrastructure improvement projects undertaken in 2020 are all specifically recommended by or otherwise consistent with the City’s Comprehensive Plan and supporting documents. These improvements resulted in little or no additional infrastructure capacity, which is to commensurate with the level of development activity that occurred within the City in recent years.

C. Consistency with Adjoining Government Plans

In 2014, Allegany County completed the process of adopting a major update of its 2002 Comprehensive Plan. The development activity permitted in the City during 2020 was not incompatible with the County’s 2014 Comprehensive Plan.

D. Consistency with State Financing Agency Plans

All of the major infrastructure improvements undertaken in 2020 involved State and/or Federal funding support, primarily the Maryland Department of the Environment (for the City’s sewer improvement projects). These projects were determined to be in compliance in order to receive

funding. All infrastructure improvements undertaken in 2020 were located within the City's Priority Funding Area.

E. Consistency with Recommendations from Previous Annual Report

The last Annual Report prepared by the City's Planning Commission and Staff covered calendar year 2019. Most of the infrastructure projects undertaken in 2020 were continuations of the projects discussed in the 2019 Annual Report. All projects undertaken during the year and all findings from this report are generally consistent with the previous report.

VI. Conclusions & Recommendations

Based on this assessment, the City experiences a continued decrease in Residential development activity in recent years. Judging from the lack of new residential subdivision activity, the City anticipates that this trend of low or no residential construction activity will continue in the immediate outlying years. Overall, the City's housing stock experiences a decline of 32 units in 2020, when net losses from residential conversions and demolitions are considered.

All development activity approved in Cumberland in 2020 was generally consistent with the City's 2013 Comprehensive Plan and supporting documents, the City's Zoning Ordinance and the applicable provisions of the County's plans. The major infrastructure projects undertaken by the City during the year were consistent with the City's plans, consistent with the demands created by the development permits that were issued, and consistent with the applicable requirements and plans of the applicable State financing agencies.

Consequently, Staff has determined that no changes in the City's current policies or plans are needed in response to the activities permitted and undertaken by the City during 2020.

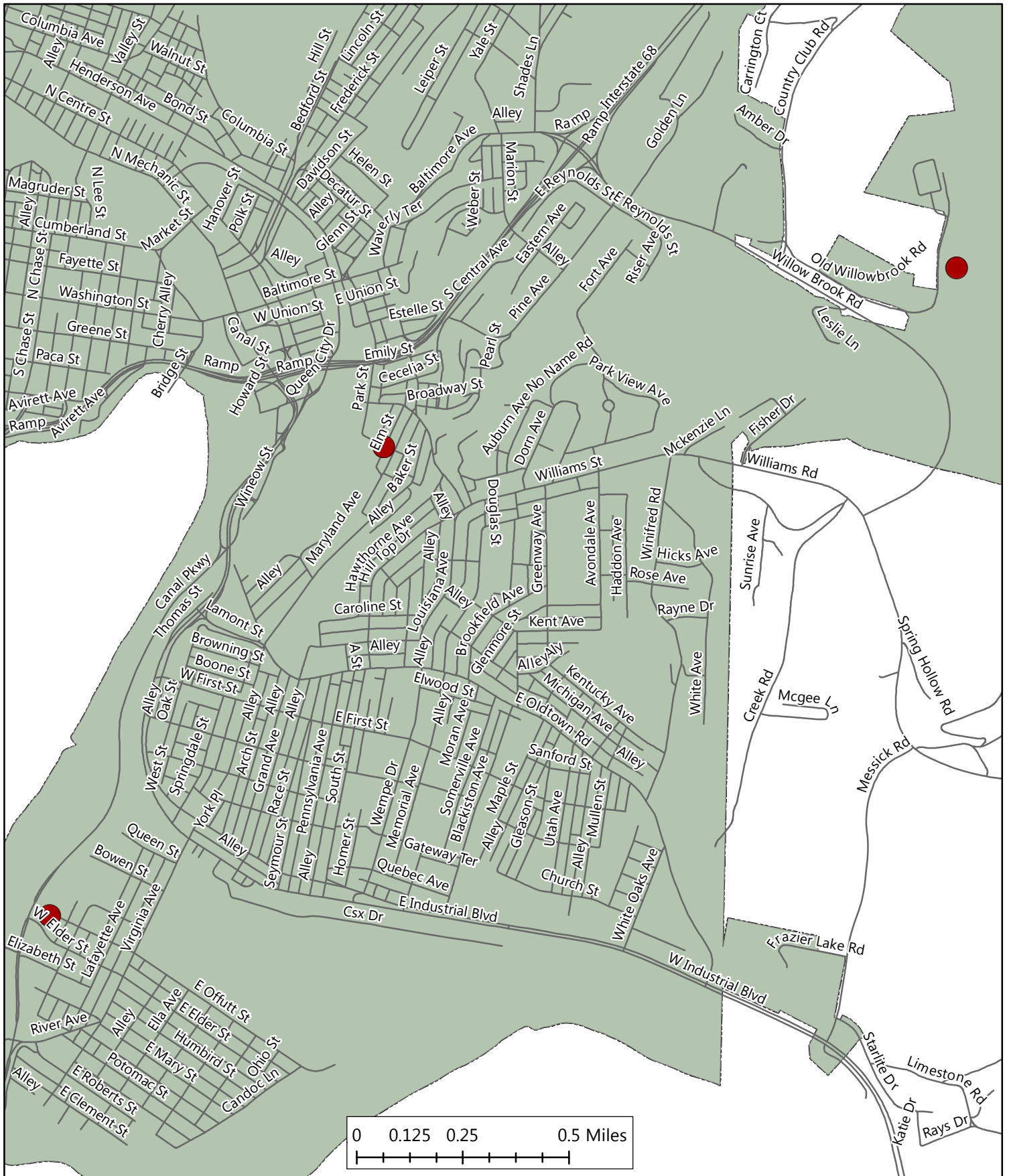
2020 Residential Permits

BP #	Issue Date	Job	Cost of Job	Applicant's Name	Contractor	Address	Map	Lot	Parcel
20-01	8/5/2020	New Single Family Dwelling	\$264,000.00	Gary Harper	J.L. Wolford Contracting, Inc.	242 Humbird St	0113		0222
1585	5/14/2020	New Single Family Dwelling	\$5,349,000.00	Randy Riggs	Hilligas Construction	43 Humbird St	0113		0271

2020 Commercial Permits

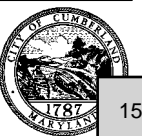
MB #	Issue Date	Job	Cost of Job	Applicant's Name	Contractor	Address	Map	Lot	Parcel
1574	2/20/2020	Training Center	\$2,200,000.00	Allegany County Commissioners	Daystar Builders Inc	12401 Willowbrook Rd	0026		0035
1581	6/2/2020	First Peoples Bank	\$250,000.00	Stacey Bingama		Elm St	0109		
1584	6/24/2020	GAP Storage	\$300,000.00	Michael Coughenour		215 W. Offut St	0113		0529

New Commercial Construction 2020

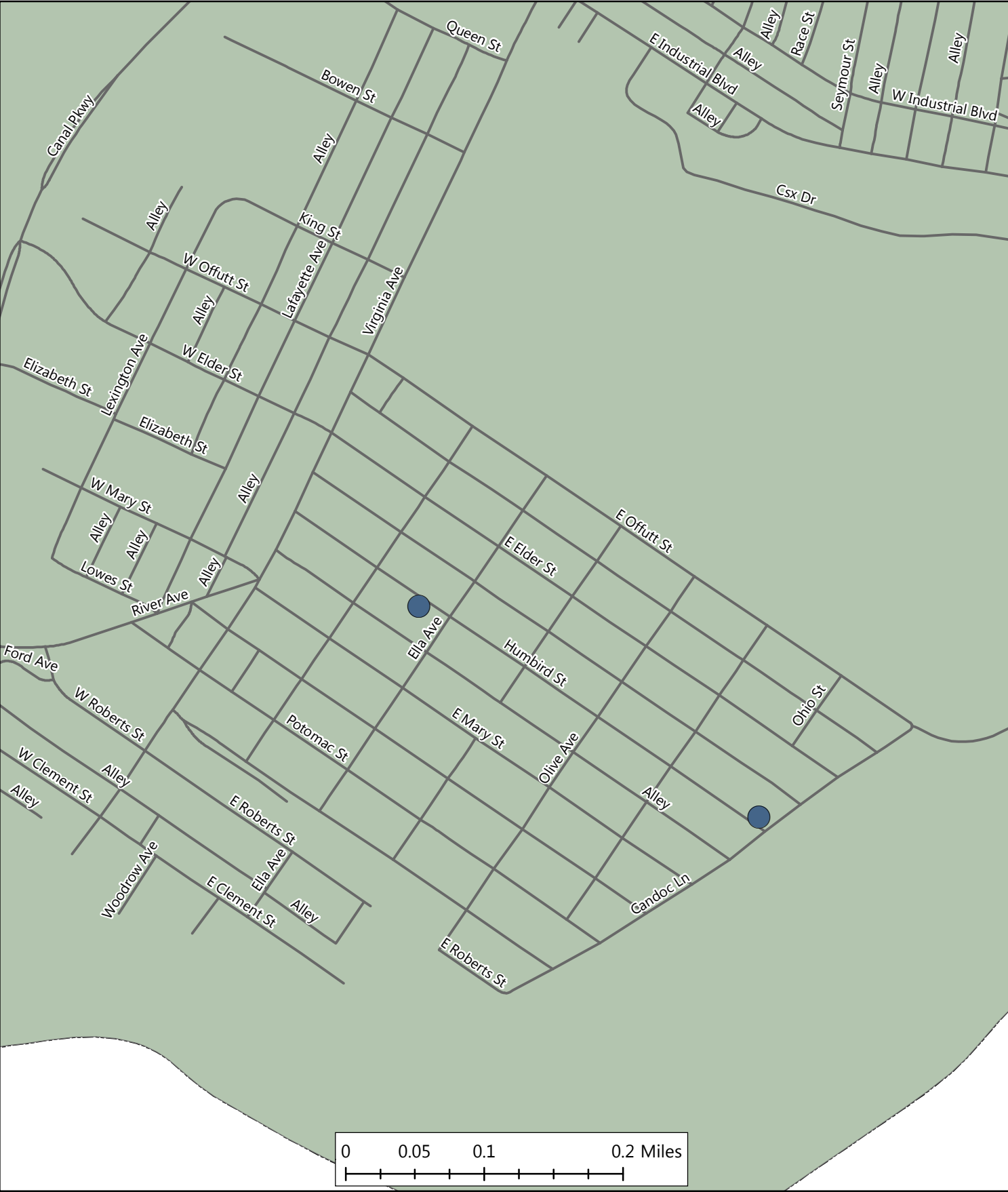




● New Commercial Construction

■ City of Cumberland



New Residential Construction 2020



-  New Residential Construction
-  City of Cumberland



2020 Demolition Permits

Permit #	Issue Date	Job	Res/Comm	St. No.	St. Name	Map	Parcel
609	3/4/2020	EZ Out	R	215	Emily St	0105	0224
610	3/4/2020	EZ Out	R	209	Cecelia St	0105	0264
611	3/4/2020	EZ Out	R	403	Maryland Ave	0105	0285
612	3/4/2020	EZ Out	R	505	Maryland Ave	0105	0279
613	3/4/2020	EZ Out	R	525	Maryland Ave	0105	0270
614	3/4/2020	EZ Out	R	527	Maryland Ave	0105	0269
615	3/4/2020	EZ Out	R	529	Maryland Ave	0105	7086
616	1/7/2020	Kiddy's Contracting	R	532	Maryland Ave	0105	0426
617	1/7/2020	Kiddy's Contracting	R	534	Maryland Ave	0105	0427
618	1/7/2020	Kiddy's Contracting	R	536	Maryland Ave	0105	0428
620	1/23/2020	PPM, LLC	R	520	Sheridan Pl	0109	2632
622	2/19/2020	Kiddy's Contracting	R	623-625	Maryland Ave	0109	2418
623	2/19/2020	Kiddy's Contracting	R	409	Walnut St	0104	1533
624	2/19/2020	Kiddy's Contracting	R	17	Waverly Ter	0105	0042
625	2/19/2020	EZ Out	R	19	Waverly Ter	0105	0043
626	2/19/2020	Miller Trucking & Excavating	R	411	Andrews St	0105	0766E
627	2/19/2020	Miller Trucking & Excavating	R	314	Broadway St	0105	0298
628	2/19/2020	Miller Trucking & Excavating	R	331	Fort Hill Ave	0110	0466
629	2/19/2020	Kiddy's Contracting	R	443	Columbia St	0104	1936
630	2/19/2020	Miller Trucking & Excavating	R	1016	Ella Ave	0113	0327
631	2/19/2020	Kiddy's Contracting	R	431	Goethe St	0105	0081F
632	2/19/2020	EZ Out	R	119	Pennsylvania Ave	0111	1403
633	2/19/2020	EZ Out	R	218	Park St	0105	0178
634	2/19/2020	Kiddy's Contracting	R	607	Maryland Ave	0109	2411
635	2/19/2020	Kiddy's Contracting	R	609	Maryland Ave	0109	2412
637	3/6/2020	EZ Out	R	515	Maryland Ave	0105	0274
638	3/12/2020	Kiddy's Contracting	R	441	Columbia St	0104	1935
639	3/16/2020	Miller Trucking & Excavating	R	5	Cresap St	0111	1972
640	8/5/2020	Kiddy's Contracting	R	231	Glenn St	0105	0234F
642	4/16/2020	EZ Out	C	221	Greene St	0106	0724
643	4/13/2020	EZ Out	C	232-234	Virginia Ave	0111	7271
20-01	7/21/2020	Kiddy's Contracting	R	436	Goethe St	0105	0116F
20-02	8/19/2020	EZ Out	R	400	Park St	0105	7064
20-03	8/19/2020	EZ Out	R	410	Park St	0105	0231
20-04	9/22/2020		R	315	W Industrial Blvd	0111	1486
20-07	12/21/2020	Miller Trucking & Excavating	R	130	Polk St	0104	0034B
21-02	6/30/2020	Excavating Associates	C	602-604	Maryland Ave	0109	2410
21-03	6/30/2020	Excavating Associates	C	606	Maryland Ave	0109	2409
21-04	6/30/2020	Excavating Associates	C	610	Maryland Ave	0109	2408
21-05	6/30/2020	Excavating Associates	C	612-614	Maryland Ave	0109	2407
21-06	6/30/2020	Excavating Associates	C	616-618	Maryland Ave	0109	2406
21-07	6/30/2020	Excavating Associates	C	622	Maryland Ave	0109	2405
21-08	6/30/2020	Excavating Associates	C	624	Maryland Ave	0109	2404

Residential - 35

Commercial - 9

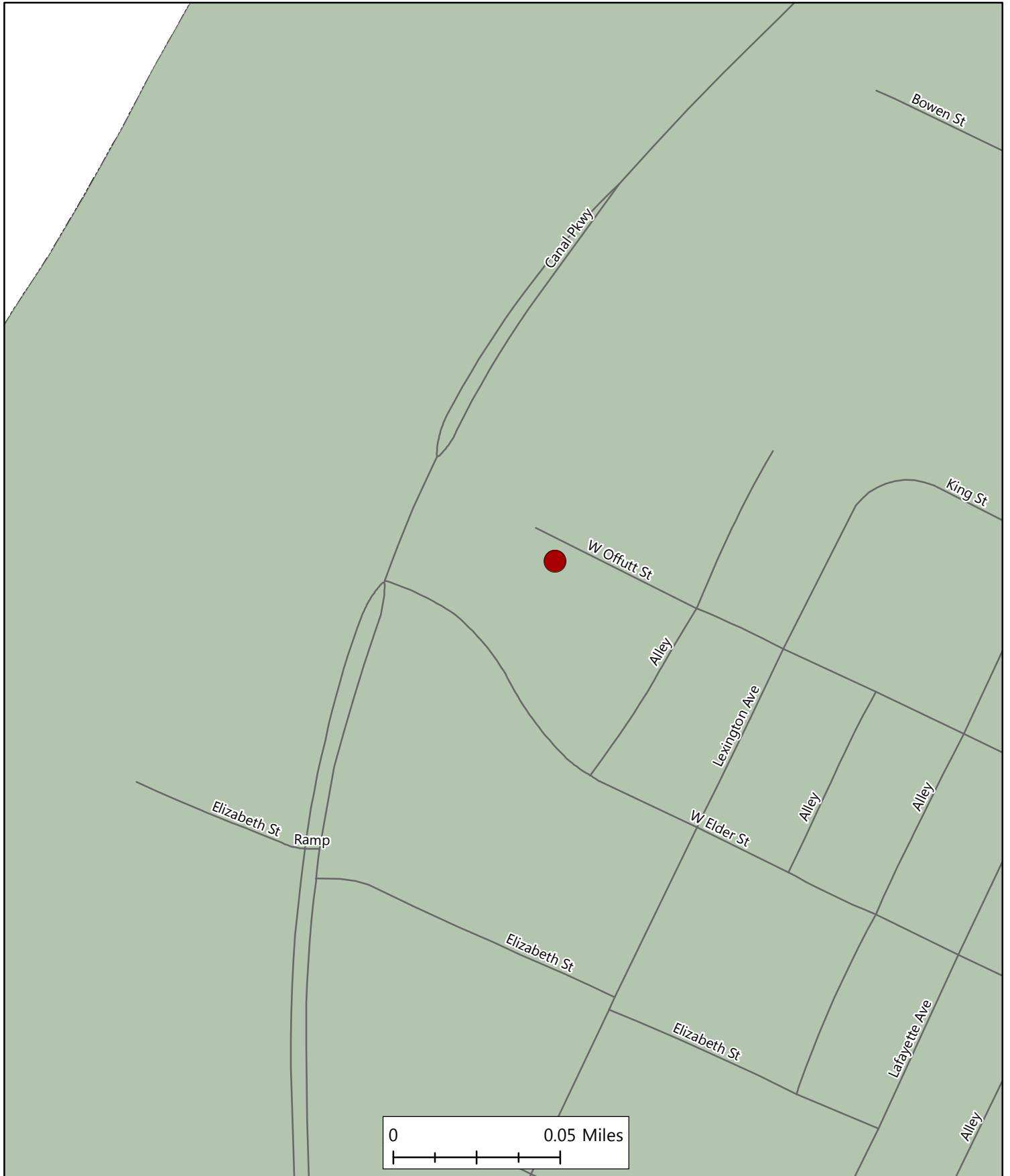
2020 Occupancy Permits

Permit #	Issue Date	Permit Fee	Applicant's Name	Contractor	Conversion	Address	Map	Lot	Parcel
2143	1/7/2020	\$15.00	Robert Anderson		Conversion Comm. To SFD	200 N. Centre St	0104		0075
20-03	8/20/2020	\$15.00	Brian Plitnik		Conversion of 2 To SFD	117 Columbia St	0104		1898
20-05	8/27/2020	\$15.00	Timothy Mullaney		Conversion of 2 Comm. To 2 Res.	217-225 N Centre St	0104		7195
20-11	9/10/2020	\$15.00	Edward Mullaney		Conversion of 3 Res. To 2 Res.	529 Cumberland St	0106		1366

2020 Site Plan Reviews

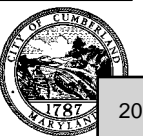
Applicant's Name	Contractor	Address	Map	Lot	Parcels
Michael Coughenour	The Belt Group	215 W. Offut St	0113		0529

Site Plan Review 2020

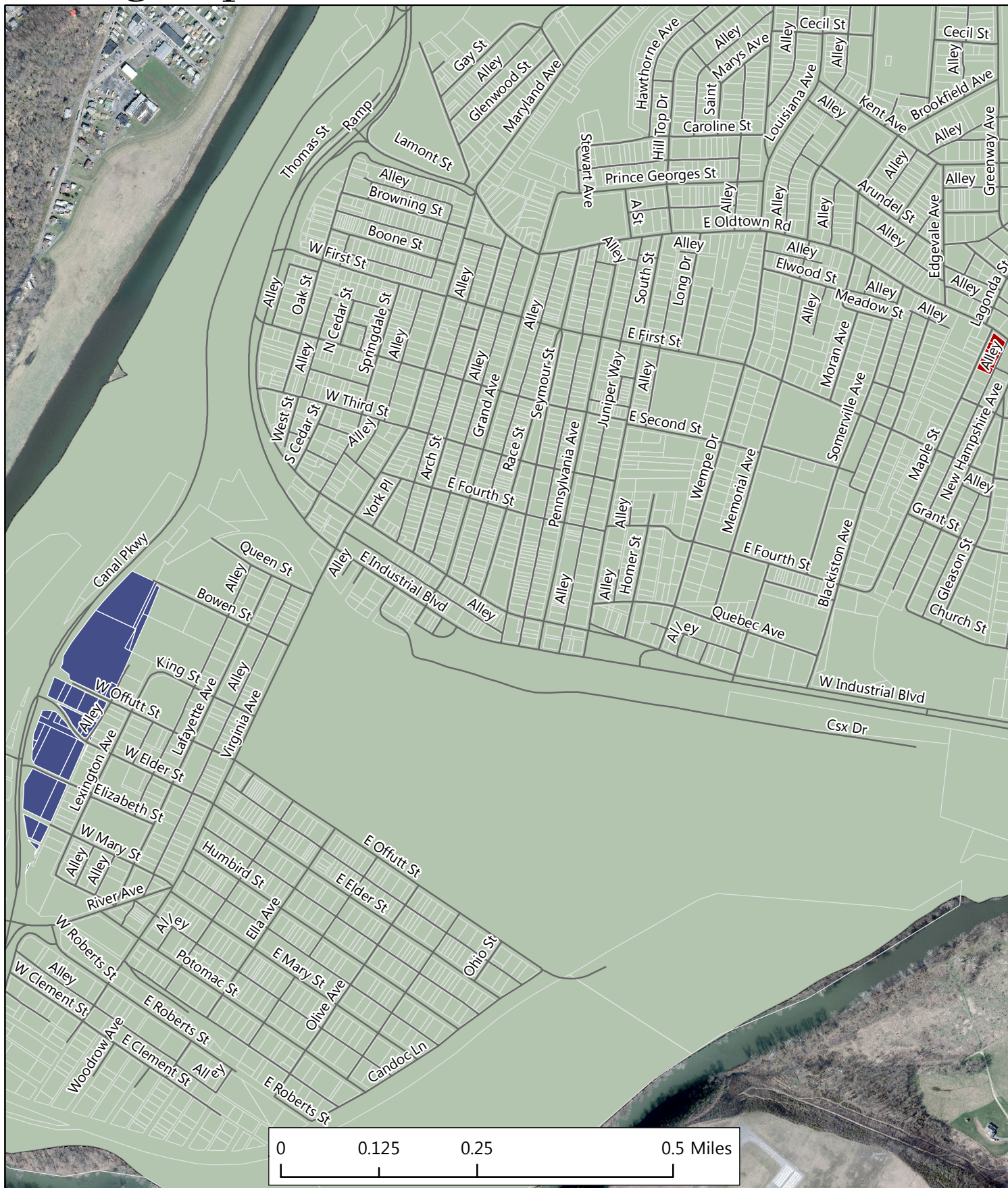


● Site Plan Review

■ City of Cumberland



Zoning Map Amendments 2020



- ZMA 20-01
- ZMA 20-02
- City of Cumberland

